

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Wayne County Consortium**

State: **MI**

PJ's Total HOME Allocation Received: **\$34,745,125**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	20		
% of Funds Committed	86.92 %	93.18 %	19	95.51 %	3	6	
% of Funds Disbursed	72.76 %	84.60 %	19	87.58 %	2	4	
Leveraging Ratio for Rental Activities	9.3	3.19	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	87.26 %	86.97 %	16	82.17 %	38	33	
% of Completed CHDO Disbursements to All CHDO Reservations***	48.40 %	69.71 %	18	71.17 %	13	14	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.35 %	87.63 %	3	81.54 %	94	91	
% of 0-30% AMI Renters to All Renters***	85.12 %	52.87 %	2	45.68 %	98	96	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.66 %	1	96.19 %	100	100	
Overall Ranking:			In State:	6 / 20	Nationally:	70	71
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,591	\$26,833		\$27,510	121 Units	11.10	%
Homebuyer Unit	\$13,119	\$17,454		\$15,239	906 Units	83.40	%
Homeowner-Rehab Unit	\$11,533	\$22,935		\$20,932	59 Units	5.40	%
TBRA Unit	\$0	\$5,531		\$3,121	0 Units	0.00	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Wayne County Consortium MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$103,905	\$84,913	\$55,277
State:*	\$78,736	\$74,329	\$19,561
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	1.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	18.2	61.6	91.5	0.0
Black/African American:	80.2	32.0	6.8	0.0
Asian:	0.0	0.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	1.7	3.9	1.7	0.0
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HOUSEHOLD SIZE:

1 Person:	43.8	26.7	18.6	0.0
2 Persons:	26.4	21.4	22.0	0.0
3 Persons:	22.3	25.9	28.8	0.0
4 Persons:	2.5	15.7	20.3	0.0
5 Persons:	4.1	6.7	6.8	0.0
6 Persons:	0.8	2.8	1.7	0.0
7 Persons:	0.0	0.4	1.7	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	21.5	31.5	20.3	0.0
Elderly:	25.6	2.0	5.1	0.0
Related/Single Parent:	49.6	30.1	15.3	0.0
Related/Two Parent:	3.3	30.4	49.2	0.0
Other:	0.0	5.7	1.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	66.9	0.1 #
HOME TBRA:	0.8	
Other:	17.4	
No Assistance:	14.9	

of Section 504 Compliant Units / Completed Units Since 2001 154

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Wayne County Consortium

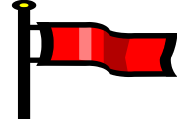
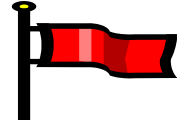
State: MI

Group Rank: 70
 (Percentile)

State Rank: 0 / 0 PJs

Overall Rank: 71
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	87.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	48.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.35	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	3.7	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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